

Workingmen's Houses,
89 Southern Avenue
Dubuque
Dubuque County
Iowa

HABS No. IA-159-P

HABS
IOWA,
31-DUBU,
14-P-

**PHOTOGRAPHS
HISTORICAL AND DESCRIPTIVE DATA**

Historic American Buildings Survey
Department of the Interior
National Park Service
Rocky Mountain Regional Office
P.O. Box 25287
Denver Colorado 80225

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HABS No. 1A-159-P

Site Location: 89 Southern Avenue
Dubuque, Dubuque County, Iowa
DOT designation: Resource Site No. 1.18
Cadastral grid : NE1/4 NE1/4 S36 T89N R2E
USGS quadrangle: Dubuque South Iowa 7.5'
UTM coordinates: 15.691990.4706190
Lot dimensions : 33'x 109'; 50'x 100': .19 acre
Lot description: Lot 6, North 33' of Lots 7 and 8,
East 9' of Lot 9, all in Lot 1 of
Randall's Subdivision

Present Owner: Neil A. and Elenora M. Schubert
Present Usage: single family residence
Present Condition : good

Overall Dimensions: 1-1/2-story main block: 26'x 24'; front porch: 22'x 7'.
Orientation : east
Architectural Description : Plan type : rectangular with offset rear additions; 1-1/2 stories.
Foundation: parged stone perimeter walls.
Structure : wood frame
Ext. walls: wide exposure aluminum siding installed in 1980 over wood beveled siding.
Roofs : steeply pitched front gable over main block, hipped roof on porch, moderately pitched front gable on rear addition, shed roof on projection of addition; 3-tab asphalt shingles throughout.
Chimneys : none
Dormers : none
Windows : 2/2 double hung windows on east front of main block; single 3/3 fixed on east side of projection at rear; 2/2 fixed on additions south elevation; remainder are 1/1 double hung (infill windows of enclosed porch are fixed); all with slip sills, plain casings.
Openings : two-light, one-panel door, centered on front; one door, slightly offset, on rear of addition.
Porches : enclosed porch on front extends full width of house, with 1/1 fixed-sash windows and aluminum siding like that of the house; wood lattice work surrounds crawl space; concrete steps with wrought iron railing lead up to main door.
Details : simply boxed cornices on main roof.

Construction Date : 1905

Architecture Style: Open gabled cottage

Physical History : In March 1902 self-named capitalist and real estate speculator Joseph J. Nagle subdivided Lot 1 of Randall's Subdivision on the north side of Southern Avenue. Nagle immediately sold Lots 7, 8 and 9 of the 16-lot subdivision to fellow real estate dealers Andrew and George Brown. In 1905 the Browns contracted for two 1-1/2-story frame spec houses for \$2500. Built side-by-side with virtually identical profiles and footprints, the houses differed only in exterior finish: brick on the south house and wood siding on this house adjacent north. In April 1908 Jules and Josephine Roussel [Roussell; Russell] purchased both buildings, moving here from another house north on Southern Avenue. They occupied the south house and turned the north house over to Emil Roussel (relationship unknown). Emil lived here for only a short period. Jules, a laborer, then rented the north house for two years before selling it in 1913 to John R. Spark [Sparks]. Spark lived in the house until his death at age 70 in 1941. His widow Sarah remained in the house for another ten years before selling to Fred C. Steger.

Significance: This house, like its twin to the south, is a relatively well-preserved example of the modest, speculatively built residences built on Southern Avenue in the late 19th and early 20th centuries.

References : Sanborn Insurance Maps: 1891, 1909, 1972.
Dubuque City Directories: 1900 - 1970.
Dubuque County Assessment Record: 3-24-2-10.
Iowa Department of Transportation, "Draft Environmental Impact Statement - Cultural Resources Assessment."
Land Title Abstract (located at Iowa Department of Transportation, Ames Iowa).
Dubuque Telegraph-Herald: 31 December 1905.

Compiler: Clayton B. Fraser, Fraserdesign, Loveland Colorado.
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